

INFO FEST:

A Dialogue with the Community on Affordable Housing and Revitalization in Fairfax County

An e-ffordable.fairfax! event

<p>Comments Recorded at the Event, November 13, 2002</p>
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sponsored by the
Fairfax County Redevelopment and Housing Authority and the
Fairfax County Department of Housing and Community Development

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News Release, November 12, 2002

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GENERAL FINDINGS

(BASED ON PANEL SPEAKERS, SURVEYS, AND DISCUSSION GROUP PARTICIPANTS)

- The most pressing housing need in Fairfax County is for affordable housing located in close proximity to jobs and transportation.
- 4.5% of the County's population, or a population equivalent to twice that of the City of Fairfax, lives below the poverty level.
- Most projected job growth in the near term will be in the service sector with lower-paying entry level jobs filled by workers who have the most difficulty affording homes in Fairfax County.
- Opportunities are needed for career advancement among service workers and lower income workers.
- Efforts to provide affordable assisted living facilities should be accompanied by an array of coordinated services.
- High priorities for revitalization services in Fairfax County have been cited as: maintaining convenient goods and services for existing neighborhoods; encouraging construction of new buildings; and assisting property owners with improvements to existing buildings.

REPORTS FROM DISCUSSION GROUPS

“NEW DEVELOPMENT” GROUP

- ◆ Fairfax County should ensure that affordable housing is included in near-term development at sites of future rail stops
- ◆ Fairfax County should enable innovative approaches to providing affordable housing with higher intensity development. An example would be to allow housing to be built over parking structures.
- ◆ “Red tape” can be an impediment to including affordable housing in new development. Fairfax County should evaluate the approval process and find ways to make it easier to include affordable housing.
- ◆ More emphasis should be given to providing affordable housing in mixed-use developments. For example, affordable housing within office parks would allow close proximity of housing to jobs.

“SENIOR HOUSING” GROUP

- ◆ There is a need for “Long Term Care” that includes other populations besides seniors (e.g., disabled.)
- ◆ There is a need for coordinated services for those in assisted living. Multiple funding sources could be used for coordinated services.
- ◆ Assisted housing with services is seldom affordable. The public sector may have a role in facilitating the provision of a product (housing plus services) that is affordable.
- ◆ The Lorton property may be a good location to provide senior facilities (residential, senior center, and adult day health care) and Single Room Occupant (SRO) units, with on-site training of SRO residents to work at the senior facilities on-site.

“PRESERVATION OF AFFORDABLE HOUSING” GROUP

- ◆ Catalyze private sector to bring more resources.
- ◆ Government objectives can be at odds with the preservation of affordable housing (e.g., tax rates and property values can stimulate redevelopment of underdeveloped properties.)

“AFFORDABLE DWELLING UNIT (ADU) PROGRAM” GROUP

- ◆ The ADU program currently has too many loopholes that enable developers to avoid providing affordable dwelling units that would otherwise be required under the Zoning Ordinance.
- ◆ The ADU program should provide for full disclosure of program requirements to purchasers and neighbors of ADU's.
- ◆ Fairfax County should make the ADU program easier for developers to use.
- ◆ Fairfax County should expand the ADU program to enable the provision of more ADUs.
- ◆ There is a belief that at least seventeen percent of existing ADUs built are occupied by teachers or firemen.

“REVITALIZATION” GROUP

- ◆ Common links for incentives for commercial and residential revitalization are: the importance of property maintenance, and appreciation of property values.
- ◆ Both commercial and residential revitalization could be made stronger with additional personnel and budget.

- ◆ The commercial revitalization program is in desperate need of attentive and focused leadership by elected and appointed officials
- ◆ To strengthen the commercial revitalization program, Fairfax County should strive to implement an entrepreneurial orientation (vs. programmed approach.)

Audio Tape Transcription

Sharon Kelso, one of the three co-chairs of the Homeless Oversight Committee and also the Executive Director of United Community Ministries.

And this is Peyton Whitely also a co-chair of the Homeless Oversight Committee, employed by Legal Services of Northern Virginia.

And, the third of the three musketeers, Carla Taylor of the Homeless Oversight Committee, and also the Executive Director of OAR of Fairfax County.

Our opening salvo is going to be done in unison:

What do we want? -- Affordable Housing!

When do we want it? -- Now!

Sharon:

I think you got where we are coming from. We have been working for many years with a number of Homeless Oversight Committee Annual Reports to the BOS in which we keep everyone abreast of the number of people who are homeless and trying to also provide support to the continuum of care and some oversight to the continuum of care that helps us take care of those people who are chronically homeless.

What we are concerned about tonight are the people we have been hearing about who are the low wage earners and also we are concerned about the people coming out of the shelters having a place to live, so that those who are homeless can get off the street.

So, I think our major concern is setting the priorities and where the limited money that is available is going to be spent. And our major thrust would be to affordable housing that would provide housing for the wage earners who are in that poverty category.

Peyton:

Very briefly, two points, picking up on what was covered earlier this evening. Actually I believe on the figure that one half the jobs that are being created, are being created for the janitors, the home health aides, the people in the low wage category and one problem is, not only do we want more emphasis on affordable housing, not just housing and revitalization, but sometimes affordable housing refers to the affordable housing needs of people of much higher income. And we don't want the emphasis on the people in the greatest need for which there is little or no housing without subsidy available. Some clarity on affordable housing – what it is?

One other word that I want to say, to make a point with regard to the prior strategic plan that is, accountability. We have a concern that there is lots of nice things being said about good will and creating affordable housing and revitalization, but where are the statistics? There is some accountability. You ought to have a target figure that you can revisit at year end. The next year's plan should look at what was accomplished following the prior plan and we don't see that in the draft. We would like to see some accountability and we believe you can do that through quantification of what you expect to accomplish in the short run so that you can measure -- are you making progress or not? This concludes my remarks.

Now, on to Carla:

I think that one of the glaring statistics that we've always reported are the number of employed people who are homeless. And if I can reiterate my colleague it is the people employed as the day care providers and the school bus drivers and the laborers who are ill suited to the housing market that we offer. And that while it may be easier to produce "affordable" units for the moderate income, it is certainly not addressing the socioeconomic needs of this community and what it will do is price those people right out of our market and we will no longer have same-day dry cleaning, we will not have drive through McDonalds, and we will no longer have safe places for our children to play or someone to take care of our aging mother in our homes. And that is not acceptable in a county as affluent as this. So we are challenged, just as you are, to do something about this and we are encouraged by your welcome of our input, but we want to see numbers, we

want to see it built, we want to see bricks and sticks, as County Supervisor Hudgins put it. So that we can build those communities for all of our wage earners and all of our people with special needs.

This is Sharon wrapping up:

We would really appreciate very much if the RHA were to take the BOS advice and include the word and the concept of affordable housing and the housing goal at the beginning of this plan. The RHA Mission Statement uses that word, so why should it not be a part of this plan?

Thanks and you know we meet quarterly, on the first Thursday of the month, and we are always open to having you come and visit us too.

Video Tape Transcription

Hi, I am **Pat Jablonski**. I am Chairman of the Northern Virginia Association of Realtors, and I thank you for having me here tonight. I think it is a wonderful example of the public and private partnership, which I think is our biggest need in affordable housing. There are so many groups out there and we are all doing the same thing. One of the things that we've done through the Realtor Association is provide a one-stop shopping website. That website is called www.nvar.com/affordable. It really is a one-stop shopping place. If you are interested in affordable housing whether you are a non-profit, a government agency, etc., go there you will find the links to whatever you need.

This is **Sharon Kelso**, and I am the co-chair of the Homeless Oversight Committee and the Executive Director of the United Community Ministries. The point that I wanted to make , , , , and what I wanted to stress is that a number of years ago we were very fortunate in that we had the leaders of Fairfax County, we had the people who were involved with INOVA Hospital System, we had representation from the Economic Development Authority, we had the Realtors, Washington Gas, Virginia Power, and all of those people had banded together recognizing that their labor force was in great need to get to work on time, who could live near their jobs, so that their dependability would be enhanced.

It was not a struggle to get that message across to the community since it was coming from the voices of people who are thought to be leaders and experts in their fields and I yearn for those days once more and all of those folks sit down at the same table to talk about the need for affordable housing. Just the other day I was meeting with INOVA Mount Vernon Hospital, who were also very upset about the lack of affordable housing near where their hospital is located, and the fact that they have a hard time keeping help and that people can get the same kind of jobs they have with them in places that are closer to where they live. So they recognize, once more, that affordable housing is the major issue in keeping a dependable workforce which cuts down on your turnover and makes it less expensive to operate your business.

So that is my hope for the outcome of this event is that we can put affordable housing back on the map and the topic of discussion whenever thoughtful, intelligent people sit down to discuss how to improve our community.

My name is **Mark Wheatley** and I am with the FFCO Fire and Rescue Department by day and I work for Habitat for Humanity by night. And on behalf of Habitat let me start off by saying that we are very appreciative to our close relationship to the Housing Authority and the partnership we have enjoyed. We are both aware of the Stevenson Street property and I think the most telling part of it is, as everybody is aware, that there were 18 townhomes up for development. When we held our opening session with anyone interested in purchasing nine of those, there were 300 people who showed up. 300 people who were interested in purchasing a Habitat home to be built at Stevenson Street. Phase II, the same numbers, 300 people again came out, expressing an interest and a desire to put their hat into the pool. I think it is most telling that one home became available, one home in phase I, and when that one home went out across the network, that it was available through Habitat, over 80 people showed up. 80 people for one home. So, that just shows the desire and the need that is there and continues to exist, so that whatever arrangements can be worked out with the Housing Authority, whatever arrangements can be worked out with other private non-profits, we at Habitat want to be involved in that process. And thank you for this opportunity.

My name is **Al Smuzynski** with Wesley Housing Development corp. and I and most of the community are concerned about affordable housing, but even more so there are other problems facing the county. What I am particularly concerned about is the transportation problem. After the vote last week by the voters and the failure of the sales tax increase, I am really concerned about resources, both time, energy and funding by the BOS that will toward the transportation problem to the exclusion of the other problems facing the community including affordable housing. I really hope that the Board will consider the other problems as they go forward.

SURVEY RESULTS

Question: In your opinion, what is the most pressing housing need in Fairfax County.

- Affordable housing for households earning under \$35,000.
- Affordable Housing for low-income households on waiting lists for federally assisted housing.
- Affordable housing for higher income, middle income residents “priced out” by private market.
- Matching growing housing demand with supply providing a housing mix that meets the diverse residential population.
- Not to price out those who earn the least.
- Single family homes under \$250,000
- Affordability for the very low income, including creative approaches for entry-level housing for young singles and persons with disabilities.
- The key to affordability for families may be in modest housing, not more high-end 6-bedroom mansions.
- S.R.O.’s. Small apartments in relatively low rise buildings. Five to six stories – max.
- Affordable units for all segments of the population, near where transportation, services and employment are available.
- Shortage of it. In 2000 Fairfax County netted 32,000 new jobs but only created 8,000 new housing units. This says we can be successful at revitalization, but that we haven’t focused on places where these employees can live. If we continue to focus so heavily on revitalization and bringing in jobs without housing – our traffic will only get worse. We need places for our teachers, police, (professionals), etc., to live where they work.
- Affordable housing near work centers.
- Affordable housing for the handicapped.
- Long term care and assisted living for seniors.
- Approach for new thinking and solutions.
- Affordable assisted living is practically unavailable in Fairfax County.

Question: How important is it for Fairfax County to target resources to older neighborhoods and commercial areas?

“Extremely important” – one respondent

“Very important” – four respondents

“Important” – two respondents

“Second only to affordable housing” – one respondent

Please rank which [revitalization] services are most important (listed in order of rank by respondents.)

1. Maintaining convenient goods and services for existing neighborhoods.
2. Encouraging construction of new buildings.
3. Assisting property owners with improvements to existing buildings.
4. Rehabilitating traditional central business areas.
5. Creating new downtowns and neighborhoods.
6. Other: growth and preservation of open space.
7. Other: projects to create jobs with upward mobility.

LIST OF SPEAKERS

Anne Cahill, Fairfax County staff member and demographer

Mike Carlin, Past Chairman of the Board of Directors for the Fairfax County Chamber of Commerce

Ron Christian, Vice Chairman of the Fairfax County Redevelopment and Housing Authority, Braddock District

Cathy Hudgins, Hunter Mill District Supervisor, Fairfax County Board of Supervisors

Pat Jablonski, President of the Northern Virginia Association of Realtors

Tom Kam, Senior Program Officer, Community Foundation for the National Capital Region

Dana Kauffman, Lee District Supervisor, Fairfax County Board of Supervisors

NEWS RELEASE

FOR IMMEDIATE RELEASE:

November 12, 2002

FOR INFORMATION CONTACT:

Kristina Norvell, 703-246-5104

FCRHA Hosts *Info Fest*
A Dialogue with the Community on
Affordable Housing and Revitalization in Fairfax
at The Atrium at Meadowlark Gardens at Vienna, VA
Wednesday, Nov. 13, 6:30-9 p.m.

The Fairfax County Redevelopment and Housing Authority (FCRHA) will host *Info Fest, A Dialogue with the Community on Affordable Housing and Revitalization in Fairfax County*. The event will be held at the Atrium at Meadowlark Botanical Gardens, 9750 Meadowlark Gardens Court, in Vienna, Virginia from 6:30-9:30 p.m. *Info Fest* is the first "Idea Forum" planned in coordination with the Fairfax County initiative e-ffordable.fairfax that was launched in April 2001 to address affordable housing concerns within the County. Information gathered at this event will be used to formulate the FCRHA's Strategic Plan Action Plan for fiscal year 2004. The Strategic Plan Action Plan sets forth the annual work program of the FCRHA, and describes actions that will be pursued to fulfil the goals of the FCRHA. This data will be available for public inspection at www.e-ffordable.org in early 2003.

The evening will begin with opportunities for citizens to offer their views, via video camera, tape recorder or written comments, on affordable housing and revitalization needs in Fairfax County; informational displays on services provided by the Fairfax County Department of Housing and Community Development will highlight ongoing programs and opportunities. A panel discussion on affordable housing and revitalization will start the dialogue part of the event. Panelists include Dana Kauffman, Lee District Supervisor, Fairfax County Board of Supervisors; Anne Pickford Cahill, Fairfax County demographer for the Department of Systems Management for Human Services; Michael P. Carlin, Past Chairman of the Board of Directors of the Fairfax County Chamber of Commerce; Patrick Jablonski, Chairman of the Board of the Northern Virginia Association of Realtors, and W. Thomas Kam, Senior Program Officer, Community Foundation for the National Capital Region and former Regional Manager for the Fairfax County Department of Systems Management for Human Services. Catherine Hudgins, Hunter Mill District Supervisor, Fairfax County Board of Supervisors, will open the event and FCRHA Vice Chairman Ron Christian, Braddock District, will serve as panel moderator.

Attendees will have the opportunity to participate in discussion groups that will focus on topics such as commercial and residential neighborhood revitalization; preservation of affordable housing; development of new affordable housing; and the needs of seniors.

LIST OF INFO FEST ATTENDEES

Code	First	Last	Company
BOS	Catherine	Hudgins	Hunter Mill District Supervisor
BOS	Dana	Kauffman	Lee District Supervisor
FFC	David	Strob	County Attorney's Office
FFC	Pam	Gannon	CSB
			Department of Systems Management for Human Services
FFC	Anne	Cahill	
FFC	Verdia	Haywood	Deputy County Executive, Fairfax County
FFC	Beth	Berger	Fairfax County Schools
FFC	Sharon	DeBragga	Fairfax County Schools
FFC	Donna	Pesto	Fairfax County Zoning Administration
FFC	Maggie	Stehman	Fairfax County Zoning Administration
FFC	Sandy	Chisholm	Systems Management for Human Services
FFC	Janet	Hubbell	Systems Management for Human Services
FFC	Bill	MacMillan	Systems Management for Human Services
			Acting Division Director, Design, Development & Construction
HCD	John	Payne	
HCD	Mary	Stevens	Deputy Director, HCD
HCD	Paula	Sampson	Director, HCD
HCD	Mike	Finkle	Director, Housing Management, HCD
HCD	Kristina	Norvell	Director, Public Affairs, HCD
HCD	Erik	Hoffman	Director, Real Estate Finance, HCD
HCD	Kevin	Amin	HCD
HCD	Tom	Armstrong	HCD
HCD	John	Callaghan	HCD
HCD	Jodi	Cienki	HCD
HCD	Major	Clemens	HCD
HCD	Sharron	Dreyer	HCD
HCD	Gordon	Goodlett	HCD
HCD	Curtis	Hall	HCD
HCD	Jim	Hall	HCD
HCD	Elisa	Johnson	HCD
HCD	Steve	Knippler	HCD
HCD	Nell	Landers	HCD
HCD	Anne	Morrison	HCD
HCD	Laura	Nabili	HCD
HCD	Thomas	Overocker	HCD
HCD	Ray	Owens	HCD

LIST OF INFO FEST ATTENDEES

Code	First	Last	Company
HCD	Dianna	Partee	HCD
HCD	Michael	Pearman	HCD
HCD	Susan	Retz	HCD
HCD	Christina	Sadar	HCD
HCD	Jolene	Silipigni	HCD
HCD	Matt	Slavin	HCD
HCD	James	Speight	HCD
HCD	Martha	Wills	HCD
HCD	Carole	Zeiber	HCD
HCD	Kay	Robertson	Strategic Planner, HCD
RHA	Willard O.	Jasper	FCRHA, At-Large Member
RHA	Lee A.	Rau	FCRHA, Hunter Mill District
RHA	Albert J.	McAloon	FCRHA, Lee District
RHA	Joan	Sellers	FCRHA, Mason District
RHA	Elisabeth	Lardner	FCRHA, Mt. Vernon District
RHA	Kenneth W.	Butler	FCRHA, Sully District
RHA	Ronald F.	Christian	Vice Chairman FCRHA, Braddock District
	Barbara	Haight	Booz, Allen & Hamilton
	Robert A.	Gehring	Chair, Commission on Aging
	Sean	LaCroix	County of Loudoun
	Tom	Kam	Community Foundation for the Ntnl. Capital Region
	Robin	Sparks	Community Ministry
	Patty	Nicoson	Dulles Corridor Rail Association (DCRA)
	Anne	Willemann	FACETS
	Brian	Gordon	Fairfax County Chamber of Commerce
	Bud	Morrissey	Fairfax County Chamber of Commerce
	Andrea	Morris	George Mason University
	Shannon	Stecni	Good Shepherd
	Ron	Jones	Habitat for Humanity
	Bart	Tucker	Habitat for Humanity
	Ray	Steele	Human Services Council - Braddock District
	David	Stoner	Leadership Fairfax
	Pat	Jablonski	Northern Virginia Association of Realtors
	Carla	Taylor	OAR
	Chris	Del Grosso	Office of Supervisor Hudgins
	Peyton	Whitely	Oversite Committee
	Herb	Cooper-Levy	RPJ Housing Development Corporation
	Ron	Hantz	RPJ Housing Development Corporation
	AbdulKhader	Thomas	SAB Partners
	Julie	Mertz	Signing Hands

LIST OF INFO FEST ATTENDEES

Code	First	Last	Company
	Shelly	Stack	Signing Hands
	Larry	Graham	The Community Action Advisory Board
	David	Harrison	The Connection
	Pablo	Hollstein	Town of Herndon
	Sharon	Kelso	VCM HOC
	Mark	Wheatley	Vice President, Board of Directors, Habitat for Humanity
	Toni	Ostrowski	Virginia Housing Development Authority
	Lynne	Strobel	Walsh, Colucci, Stackhouse, Emrich & Lubeley
	Mindy	Williams	Washington Gas
	Michael P.	Carlin	Washington Gas; Past Chairman, Board of Directors, Fairfax County Chamber of Commerce
	Alvin W.	Smuzynski	Wesley Housing Development Corporation
	Yolanda	Nicholson	

INVITATION LIST

- ADU Advisory Board
- ADU Task Force members
- Agency on Aging, Director (Starbird & PIO contact)
- A-HOME
- Board of Supervisors
- CCFAC
- CD's List of Non-Profit Partners
- City of Fairfax—Mgr. (Sisson)
- City of Falls Church—Mgr. (McKeever)
- Community Services Board
- County Executive
- Department & Agency Heads (Annotated)
- Dept. of Family Services, Director (Paige)
- Deputy County Executives (Haywood; Stalzer)
- Disability Services Board
- DPZ (Zook; Seldon)
- DSB, Services Planning (Conrad)
- DTA—Real Estate Div. (Coldsmith)
- Economic Development Authority, Director
- E-affordable Breakfast Invitee List
- Fairfax Education Association
- Fannie Mae (Jeffers; Scheurer)
- FCRHA
- FCRHA Resident Advisory Council
- Fx. Co. Chamber of Commerce, Pres. & PA Dir.
- Fx. Co. Federation of Civic Associations
- G-7
- GMU (Dr. Fuller)
- Homeless Oversight Committee
- Human Rights Commission
- Human Services Council
- Mortgage Bankers Assoc. (Duncan)
- NVAR
- NVBIA
- NVRC (Gibbs)
- Office of Partnerships, Director (Lowe)
- Office of Systems for Human Services Administration
- Planning Commission
- Property Specialists (Courtney)
- Town of Clifton --Mayor
- Town of Herndon (Moore)
- Town of Vienna (Schoeberlein)
- ZED, Director (Byron)

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Mailing List\Info Fest Invitees--Master List.doc
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COPY OF INVITATION

an affordable fairfax event

Fairfax County is committed to a policy of nondiscrimination in all county programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations, call 703-246-5101 (TTY: 703-385-3578). Please allow seven working days in advance of the event in order to make the necessary arrangements.

You're Invited To An



Info Fest

**A Dialogue
with the Community
on Affordable Housing and
Revitalization
in Fairfax County**

Fairfax County Redevelopment and Housing Authority
and the Department of Housing and Community Development

Info Fest

**A Dialogue with the Community
on Affordable Housing and Revitalization
in Fairfax County**

**Wednesday, November 13, 2002
6:30 p.m. to 9:30 p.m.**

**The Atrium at Meadowlark Botanical Gardens
Vienna, Virginia**

6:30 p.m. Registration and Exhibits Open
7:00 p.m. Discussion Starts
9:30 p.m. Conclusion

View displays by various divisions of the Department of Housing and Community Development and participate in round table discussions with topics such as: Commercial and residential neighborhood revitalization; preservation of affordable housing; development of new affordable housing; and needs of seniors.

*(Beulah Road, south of Dulles Toll Road;
see map for additional directions)*

Please R.S.V.P. (703) 246-5006 by Oct. 30